

BEFORE THE BOARD OF COUNTY COMMISSIONERS

TETON COUNTY, WYOMING

IN THE MATTER OF: Development Plan (DEV2023-0001)

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER GRANTING APPROVAL
OF A DEVELOPMENT PLAN**

THIS MATTER came before the Teton County Board of County Commissioners (hereafter “Board” or “Board of Commissioners”) for public hearing on June 6, 2023, upon the application of the Teton Youth & Family Services for a Development Plan, pursuant to Section 8.3.2., Development Plan, of the Teton County Land Development Regulations (LDRs), to construct new dorm facility development at the Redtop Meadows Residential Treatment Center. The Board considered a presentation from staff. The Board of Commissioners, being fully advised herein, finds, concludes and orders as follows:

FINDINGS OF FACT

1. The property is Tract C Redtop Meadows, owned by Teton Youth & Family Services, which is located at 7905 S Fall Creek Road, and consists of 20.71 acres in size. The property is zoned Public/Semi-Public (P/SP) and is not within any overlays. Redtop Meadows is located approximately 10.5 miles south of downtown Wilson and is accessed via South Fall Creek Road. The subject property is adjacent to the Bridger-Teton National Forest.
2. The applicant was Untitled Architecture on behalf of the owner, Teton Youth & Family Services.
3. The applicant has requested approval of a Development Permit DEV2023-0001, to construct a new dorm facility development at the Redtop Meadows Residential Treatment Center.
4. This application was brought before the Teton County Planning Commission on May 8, 2023 with a recommendation from the Planning Director for approval of DEV2023-0001 with no recommended conditions.

5. On May 8, 2023, the Planning Commission voted 3-0 (Commissioners Viehman and Rockey absent), resulting in a recommendation of approval of DEV2023-0001 with no conditions to the Board of Commissioners.
6. The public hearings of the Planning Commission, May 8, 2023, and the Board of Commissioners, June 6, 2023, were properly noticed pursuant to Section 8.2.14.C. of the LDRs.
7. The application was brought before the Board of Commissioners on June 6, 2023.
8. A staff report was submitted to the Board of County Commissioners prior to the June 6, 2023, meeting for review regarding the Development Plan (DEV2023-0001) pursuant to Section 8.3.2. of the LDRs to review the proposed replacement dorm facility.
9. As set forth in the June 6, 2023, staff report and as presented by Planning staff at the June 6, 2023, meeting, the recommendation from the Planning Director and Planning Commission to the Board of County Commissioners was for approval of the Development Plan (DEV2023-0001) with no conditions.
10. The Board heard a presentation from staff.
11. The Board closed public comment with none given.
12. The Board then discussed the application. The Board of County Commissioners reviewed the five findings for a Development Plan pursuant to Section 8.3.2. of the LDRs which are:
 - a. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;
 - b. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;
 - c. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities;
 - d. Complies with all relevant standards of these LDRs and other County Resolutions; and
 - e. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
13. On June 6, 2023, the Board voted on the matter, which vote was 5 to 0 with all Commissioners in favor, resulting in the motion passing and the Board's

approval of the Development Plan application (DEV2023-0001) with no conditions.

CONCLUSIONS OF LAW

- I. Based on the presentation and staff report of the Planning Department, the information presented by the applicant, the application from Untitled Architecture on behalf of Teton Youth & Family Services, for a Development Plan does comply with all applicable provisions of the Teton County Comprehensive Plan.
- II. Based on the presentation and staff report of the Planning Department, the information presented by the applicant, the application from Untitled Architecture on behalf of Teton Youth & Family Services for a Development Plan does comply with all applicable provisions of the Teton County Land Development Regulations.
- III. The Board concludes and hereby finds that the application dated February 1, 2023 for a Development Plan (DEV2023-0001) does comply with and meet all five (5) findings required pursuant to Section 8.3.2. of the LDRs for the proposed Redtop Meadows Treatment Center dorm facility, as recommended by the Planning Commission and Planning Director for approval of the Development Plan, and specifically finds as follows:
 1. *Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;*
Can be made. This proposal complies with the desired future character of the Game Creek/South Fall Creek Subarea. The development on the site remains clustered and maintains the rural character of the area.
 2. *Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;*
Can be made. The site is neither in the Natural nor Scenic Resources Overlay. The application does still comply with the standards for both overlays by avoiding impacts to both crucial wildlife habitat and the scenic foreground.
 3. *Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities;*
Can be made. The proposed dorm facility is not anticipated to have a significant impact on public facilities and services. The site is served by private utilities and there were no concerns from the Teton County Road & Levee Manager for continued use of the County roadway. No comments were

provided by the Teton County Sheriff, and no reports of law enforcement concerns have been provided to Planning staff.

4. *Complies with all relevant standards of these LDRs and other County Resolutions; and*

Can be made. The proposal demonstrates compliance with the relevant LDRs and County Resolutions. See the Relationship to Applicable Land Development Regulation section of the staff report for more details.

5. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Can be made. The application demonstrates compliance with the issued use permit, CUP2001-0009, and the conditions of that approval for the institutional-residential use.

IV. These conclusions are based upon the analysis of the findings as detailed in the June 6, 2023, staff report, as well as the Board's analysis of the required findings for the Development Plan, which occurred at the June 6, 2023 public hearing on the matter.

IT IS HEREBY ORDERED:

The Board **APPROVES** the application for a Development Plan dated February 1, 2023, DEV2023-0001, for the proposed replacement Redtop Meadows Treatment Center dorm facility, with the no conditions, being able to make all five (5) findings of approval for a Development Plan pursuant to Section 8.3.2. of the Teton County Land Development Regulations as recommended by the Planning Director and the Planning Commission.

DATED this ____ day of June, 2023

BOARD OF COUNTY COMMISSIONERS
TETON COUNTY, WYOMING

BY: _____
Luther Propst, Chair

ATTEST: _____
Maureen E. Murphy, County Clerk

CERTIFICATE OF SERVICE

I, Maureen E. Murphy, Teton County Clerk, do hereby certify that I sent a true and correct copy of the FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER GRANTING APPROVAL OF DEVELOPMENT PLAN, postage prepaid by U.S. Mail or other delivery as indicated below on this ____ day of June 2023, to the following addresses:

Teton Youth & Family Services
PO Box 2631
Jackson, WY 83001

Keith Gingery, Chief Deputy County Attorney
Teton County Attorney's Office
kgingery@tetoncountywy.gov
Via Email Only or Hand Delivery Only

Chandler Windom, Senior Planner
Teton County Planning and Development
cwindom@tetoncountywy.gov
Via Email or Hand Delivery Only

Maureen E. Murphy, County Clerk